



Kintore Drive | Great Sankey, Warrington | WA5 3NW

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TO BE SOLD BY ONLINE AUCTION ON 2ND OCTOBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

7 Kintore Drive, Great Sankey, WA5 3NW.

Semi detached house on a commanding corner plot with hall, lounge, dining kitchen, conservatory, three bedrooms and bathroom. Gardens to three sides, garage. Gas central heating and double glazing. Vacant possession. Kintore Drive is situated in the highly sought-after area of Great Sankey, known for its family-friendly atmosphere and excellent amenities. Enjoy proximity to schools, parks, shopping centres and convenient transport links.

**** VIRTUAL VIEWING COMING SOON ****

Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

3, Kintore Drive, WA5 3NW sold on 10/07/2024 for £255,000 Semi-detached 3 beds 0.01 mi

36, Southwold Crescent, WA5 3SG sold on 28/03/2024 for £258,000 Semi-detached 3 beds 0.22 mi

Ideally located for local amenities including public transport facilities to the town centre of Warrington with junction 8 of the M62 just a short drive away offering excellent accessibility throughout the North West. Tenant ready property rental values in the area are in the region of £1000 to £1200 per month. EPC rating D.

Auction consultant dealing with this property

Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

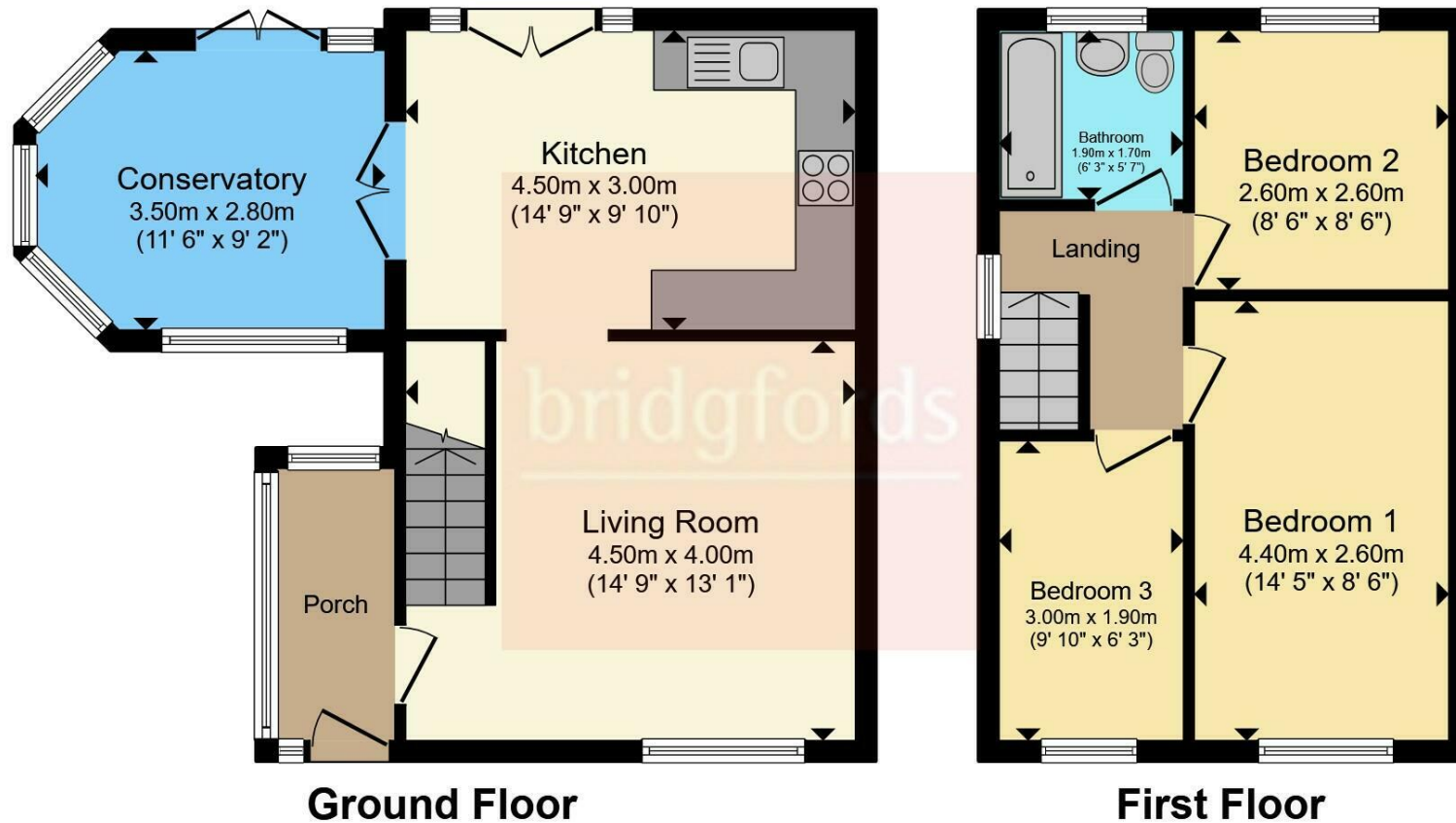
Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Total floor area 77.1 m² (830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Important Information

- Council Tax Band: B
- Tenure: Freehold

EPC Rating

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